

ONE
PEARL
SQUARE



 GATEWAY JAX

 JLL

\pm 98,000 SF OFFICE

Pearl Square, Jacksonville, FL

PEARL SQUARE: CENTERED IN JACKSONVILLE'S TRANSFORMATION

Jacksonville is entering a new era of unprecedented growth, with more than **\$8 billion in public and private investment** underway — from the new University of Florida Technology & Innovation campus to the Jaguars Stadium of the Future.

 **\$8 BILLION**
in the development pipeline

 **\$500 MILLION**
in transportation and public spaces

 **\$300 MILLION**
University of Florida Technology and Innovation
campus to start classes 2026

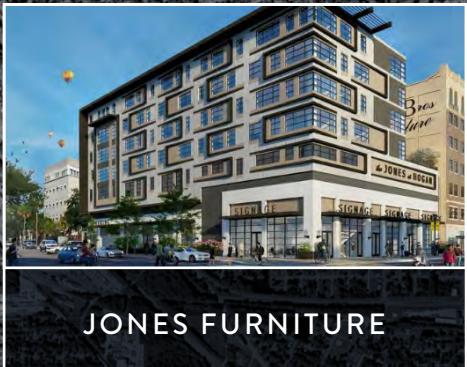
 **UNIVERSITY OF FLORIDA**
New \$300 million graduate campus and
\$80 million Florida Semiconductor Institute

 **EVERBANK STADIUM**
Jaguars' Stadium of the Future – \$1.4 billion
investment partnership between The City of
Jacksonville and the Jacksonville Jaguars

EMERALD TRAIL
A 30-mile bicycle/pedestrian trail connecting
14 historic neighborhoods and downtown to local
trails, parks, schools, businesses, and transit,
linking Jacksonville's boroughs experiencing
exciting development and growth.

At the center of it all is **Pearl Square**, a \$750M transformation
of nine downtown blocks into a vibrant, walkable neighborhood.
This is where people will live, dine, shop, and gather — and
where forward-looking companies can establish their presence.





JONES FURNITURE



1ST AND MAIN



UNION ST. TERMINAL



RISE | DORO

RESIDENTIAL GROWTH

IN JACKSONVILLE



12.3K

total residential units



18.3K

total residents



#1

Fastest Growing Metro in the State
– 2025 JAXUSA Report



#3

Largest City for Economic Growth
– Coworking Café 2025



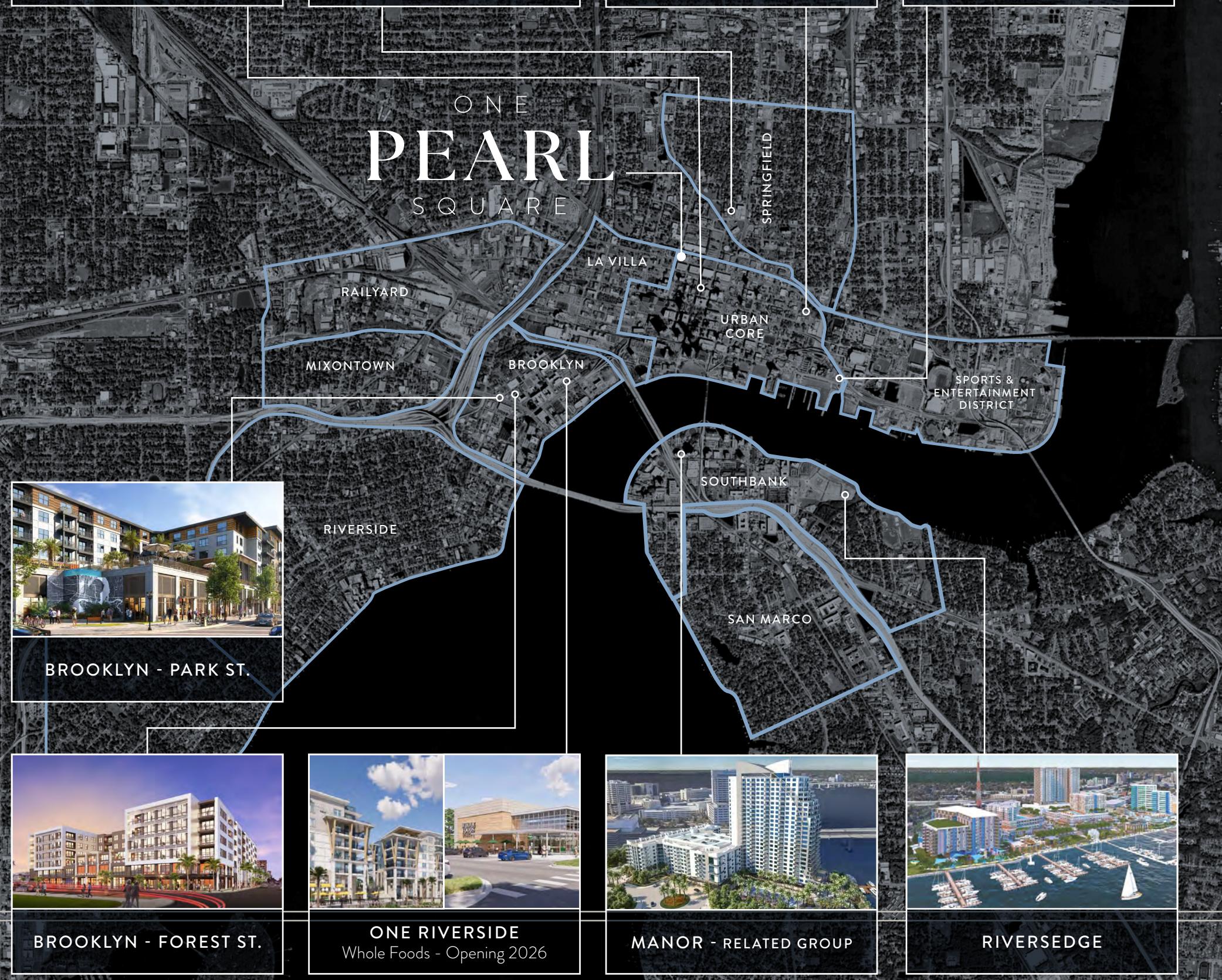
#7

Best Big City to Live
– U.S. News and World Report 2025



TOP 10

US cities for fastest population growth
– U.S. Census Bureau, May 2025



A NEW NEIGHBORHOOD

IN THE HEART OF DOWNTOWN JACKSONVILLE

Pearl Square offers more than 2 million square feet of mixed-use development across residential, retail, hospitality, and green space. For companies, this means:

- Talent Advantage:**
1,250 new apartments + 5,000 residents within walking distance.
- Lifestyle at the Doorstep:**
Publix grocery, The Ambassador Hotel, 15+ chef-driven restaurants, 20+ shops.
- A Curated Outdoor Realm:**
Signature plazas, shaded sidewalks, Porter House Garden, and the curbless Klutho's Alley for outdoor dining and events.

What the future holds:



\$2 BILLION

District Development



1.5 MILLION+

Square Feet of Urban Density



5,000 UNITS

of Multi-Family Development



500,000

Square Feet of Retail Space

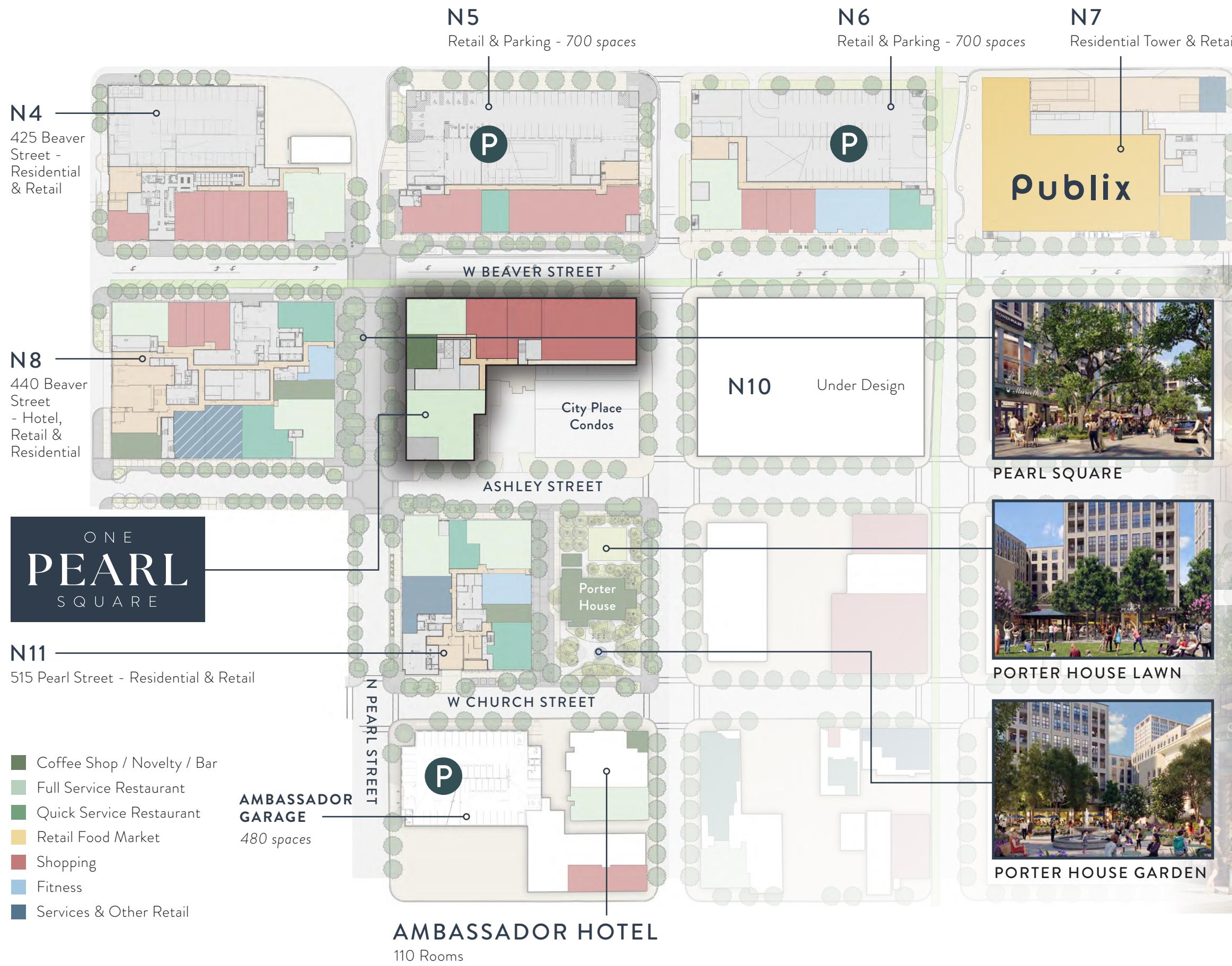


30 ACRES

of Urban Land Holding



RETAIL AND DINING AMENITIES





A FLAGSHIP ADDRESS

IN JACKSONVILLE'S NEW DOWNTOWN

One Pearl Square - anchoring a new neighborhood

- 98,000 SF across 6 stories
- Flexible, efficient floorplates (16-27K SF)
- Abundant natural light + outdoor terraces
- Hospitality-inspired lobby and amenities
- Ground-floor food & beverage destinations
- Parking ratio of 3/1,000 SF
- This boutique office environment is designed for companies who want the prestige of being first - with the visibility and branding opportunities that come with it.

MA

bdg
architects

Hoerr Schaudt

FEATURES



 Generous ceiling heights

 Optional primary tenant stair connection to lobby

 Large windows with abundant natural light

 Parking Ratio: 3/1,000 SF

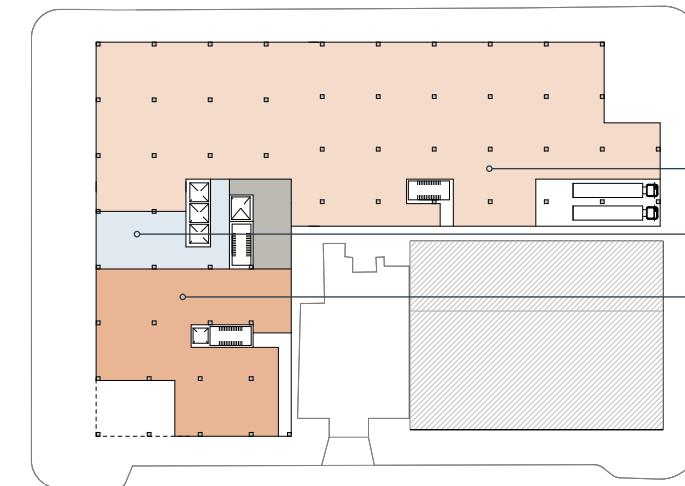
 Side core design for flexible layout

 Ground floor dining destinations

 16K - 27K SF floorplates

 Hospitality-inspired common area design

 Terrace/outdoor space for select units

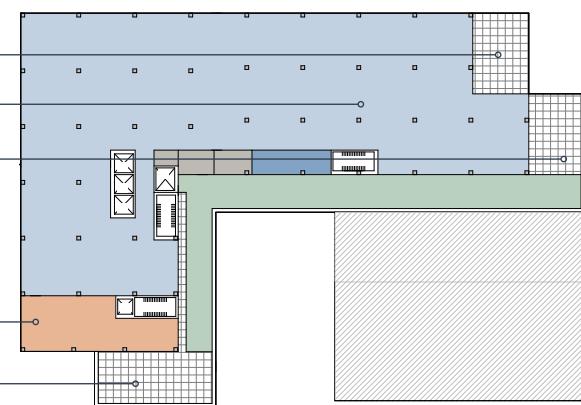


Ground Floor

Retail - 24,123 SF

Office Lobby - 2,087 SF

F&B - 7,082 SF



Office Terrace - 1,273 SF

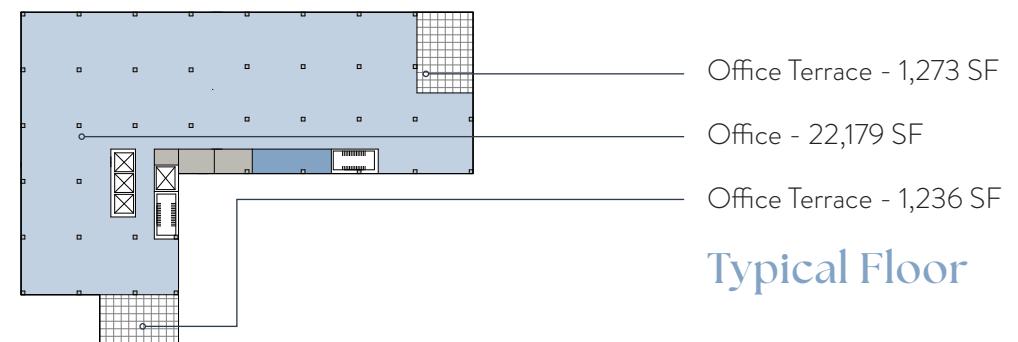
Office - 24,725 SF

Office Terrace - 1,274 SF

F&B1 - 2,074 SF

F&B Terrace - 2,022 SF

Second Floor



Office Terrace - 1,273 SF

Office - 22,179 SF

Office Terrace - 1,236 SF

Typical Floor

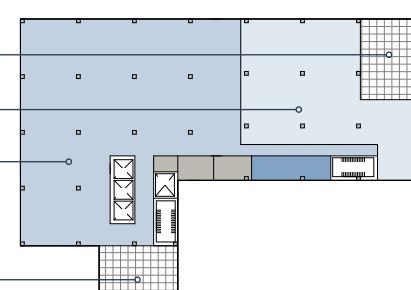
Sixth Floor

Amenity Terrace - 1,273 SF

Amenity - 5,329 SF

Office - 11,833 SF

Office Terrace - 1,236 SF



A TEAM WITH A TRACK RECORD OF TRANSFORMATION

Pearl Square is led by Gateway Jax, a Jacksonville-based development firm founded in 2022 by a team with decades of experience delivering transformative projects across North America — including Water Street Tampa and National Landing DC.

Backed by strong financial partners, Pearl Square construction is underway now, with first residential and retail deliveries in 2026 and One Pearl Square soon after.

This is not a vision — it's a neighborhood already taking shape.

 GATEWAY JAX

OF PLACE



Water Street Tampa

- 56 acres of contiguous land
- \$4B in total investment
- 9M SF of new commercial, residential, hospitality, retail, cultural, entertainment and educational uses
- 13 acres of public space
- The world's first Pre-certified WELL Community
- LEED ND Designation



National Landing

- 20 acres of public space
- 6,000 multifamily units
- 5M SF Amazon HQ2
- 7M SF new and repositioned office space
- 600K SF retail
- \$1B Virginia Tech Innovation Campus
- \$4B in transportation projects, including new Metro station, new Amtrak station and North America's first downtown pedestrian airport connection

BE FIRST. BE CENTRAL. BE PART OF
JACKSONVILLE'S FUTURE

One Pearl Square is your opportunity to secure a flagship office presence in Jacksonville's newest neighborhood. With limited availability and unmatched amenities, this is where the city's future takes root.



MICHAEL LOFTIN

michael.loftin@jll.com
+1.904.559.3911

JESSE SHIMP

jesse.shimp@jll.com
+1.904.559.3910

MACK KEASLER

mack.keasler@jll.com
+1.904.559.3902



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